

REPORT FORMAT: V-L10 (Project Tie Up format) \_V\_10.2\_2022

CASE NO. VIS(2023-24)-PL056-048-054

DATED: 02/05/2023

# PROJECT TIE-UP REPORT

## OF

NATURE OF ASSETS	GROUP HOUSING PROJECT
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	GROUP HOUSING SOCIETY

SITUATED AT

THE PEACEFUL HOMES, SECTOR 70A, GURGAON



DEVELOPER/ PROMOTER

M/S HAAMID REAL ESTATES PVT. LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, HLST, GURURGAM

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @*

*valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

*For Revision/ Revision Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be accepted & correct.*

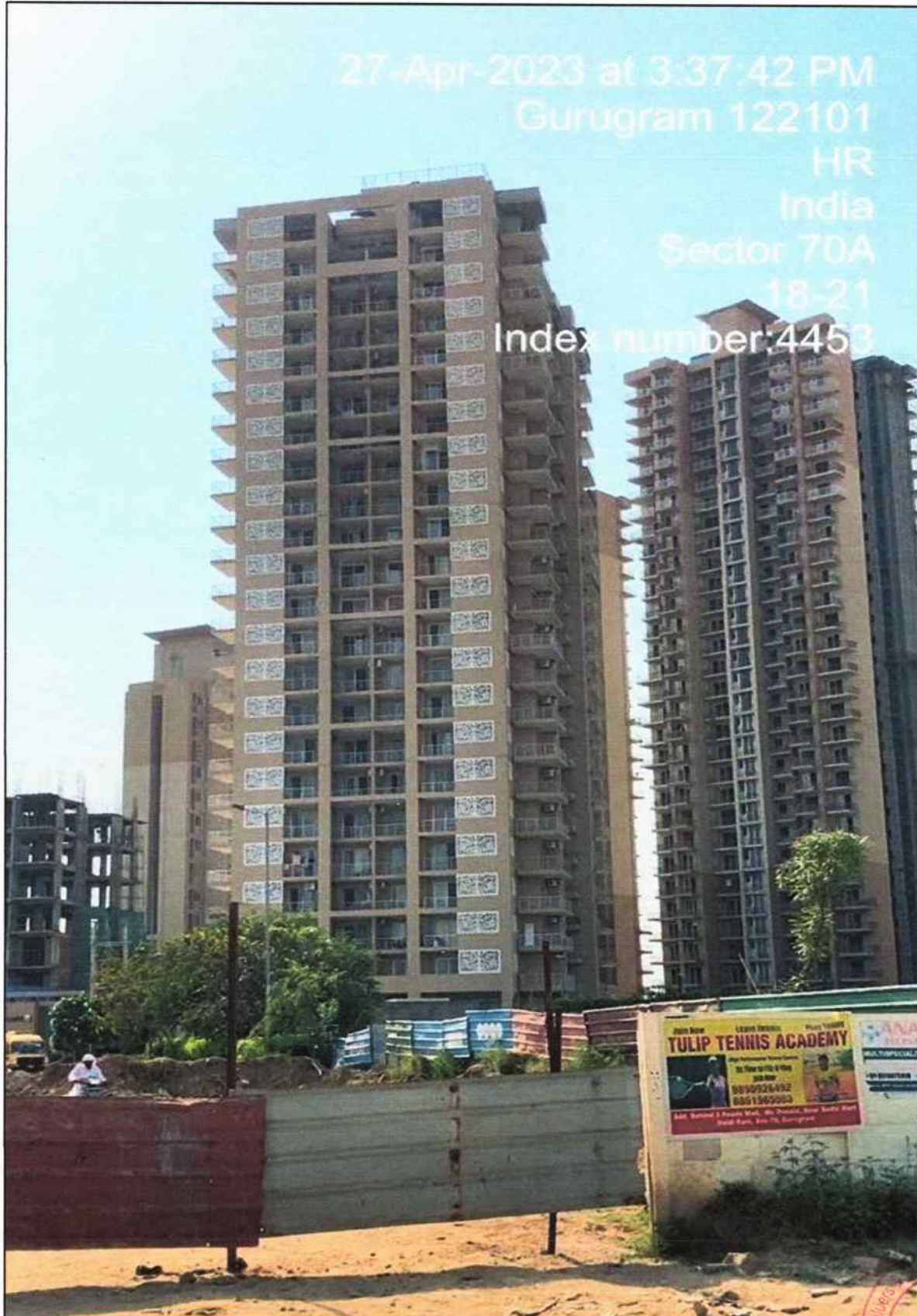
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**PART A**

**SNAPSHOT OF THE GROUP HOUSING PROJECT**



*Handwritten signature and stamp of R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.*



**PART B**

**SUMMARY OF THE PROJECT TIE-UP REPORT**

S.NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	State Bank of India, HLST, Gurugram		
ii.	Name & Address of Client	State Bank of India, HLST, Gurugram		
iii.	Name of Developer/ Promoter	M/s Haamid Real Estates Pvt. Ltd.		
iv.	Registered Address of the Developer as per MCA website	Registered Office: 232-B, Fourth Floor, Okhla Industrial Estate Phase-III, New Delhi-110020		
v.	Type of the Property	Group Housing Project		
vi.	Type of Report	Project Tie-up Report		
vii.	Report Type	Project Tie-up Report		
viii.	Date of Inspection of the Property	27 April 2023		
ix.	Date of Assessment	2 May 2023		
x.	Date of Report	2 May 2023		
xi.	Surveyed in presence of	Self	Name: NA Mob No.: NA	
xii.	Purpose of the Report	For Project Tie-up for individual Flat Financing		
xiii.	Scope of the Report	Opinion on General Prospective Assessment of the Property identified by Property owner or through its representative		
xiv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross-checking from any Govt. dept. is not done at our end. b) Legal aspects of the property are out of scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at the site if mentioned in the provided documents. d) Getting a Shazra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Designing and drawing of property maps and plans is out of scope of the work.		
xv.	Documents provided for perusal	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total 10 Documents requested.	Total 10 Documents provided.	10
		Property Title document	Old Valuation Reports	Dated: 23/02/2021
		RERA Certificate	RERA Certificate	No.RC/REP/HAR ERA/GGM/369/1 01/2019/63 Dated: 22/10/2019

		Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	Form LC-V - Formal Grant of license for setting Group Housing Society from DTCP	LC No. (Illegible) Of 2009 Dated 29/05/2009
		Approved Map	Approved Revised Site Plan of 27.7163 Acres	Forwarding Letter No. 217 Dated 07/10/2021
		NOC's & Approval	NOC's & Approval	Please refer Part-D (Project Approval Details)
xvi.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed	
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the Owner's representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	NA

2.	SUMMARY	
i.	Total Prospective Fair Market Value	Rs.259.00 Cr.
ii.	Total Expected Realizable/ Fetch Value	Rs.220.15 Cr.
iii.	Total Expected Distress/ Forced Sale Value	Rs.194.25 Cr.
iv.	Carpet Area	NA
v.	Saleable Area	7,83,280sq. ft.
vi.	Total Selling Price of Dwelling Units	Rs.711.36 Cr. to Rs.823.69 Cr.

3.	ENCLOSURES	
i.	PART A	Snapshot of the Group Housing Project
ii.	Part B	Summary of the Project Tie-Up Report Report as per SBI Format Annexure-II
iii.	Part C	Characteristics Description of the Project
iv.	Part D	Area Description of the Property
v.	Part E	Project Approval Details
vi.	Part F	Procedure of Assessment
vii.	Enclosure 1	Screenshot of the price trend references of the similar related properties available on public domain
viii.	Enclosure 2	Google Map
ix.	Enclosure 3	Photographs of The property
x.	Enclosure 4	Copy of Circle Rate
xi.	Enclosure 5	Other Important documents taken for references
xii.	Enclosure 6	Consultant's Remarks
xiii.	Enclosure 7	Survey Summary Sheet



**PART C**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

**1. BRIEF DESCRIPTION OF THE PROJECT**

This project tie-up report is prepared for the group housing project “**The Peaceful Homes**” being developed at the aforesaid address having total land admeasuring 8.38 acres/ 33,912.37 sq.mtr. as per the old valuation report and RERA registration certificate for 360 DUs only. As per the data provided and information received during the site visit, it is a part of larger integrated group housing project spread over a land area measuring 27.7163 acres comprises of other group housing projects like Zen Residency by Advance India Project Limited (AIPL) – Developer.

All the information like ownership, FAR details, Non-FAR details, covered area details, NOCs and other technical data regarding the subject project is taken as per old valuation report and HRERA, approved building plan and occupation certificate provided to us. However, relevant information has been sought by our survey engineer.

This project is owned and developed by M/s. Haamid Real Estate Pvt. Ltd. The developer of the project has developed a modern group housing project with all the basic amenities in the name of “**The Peaceful Homes**”. As per the Occupation Certificate dated 29-10-2019, details of the towers has been tabulated below:

Tower	No. of DUs Sanctioned	No. of DUs Constructed	No. of Floors	FAR Sanctioned		FAR Achieved	
				Area in sq. mtr.	%	Area in sq. mtr.	%
Tower-AS1	120	120	G/S to 30 <sup>th</sup> Floor	21,480.80	19.32	21,510.08	19.35
Tower-AS2	120	120	G/S to 30 <sup>th</sup> Floor	18,197.27	16.37	18229.38	16.40
Tower-AS3	120	120	G/S to 30 <sup>th</sup> Floor	13,921.28	12.52	13947.84	12.55
EWS Block	120	64	G/S to 7 <sup>th</sup> Floor	6129.033	5.513	1574.60	1.416
<b>Total</b>		<b>360 DUs and 64 EWS</b>		<b>53,599.36</b>	<b>53.73</b>	<b>55,261.90</b>	<b>49.71</b>
<b>Non-FAR Area (in Sq. mtr.)</b>							
				Sanctioned		Achieved	
Basement-1				24,550.13		13,915.48	
Basement-2				24,550.13		15,443.05	
Guard Room						7.10	

The tower wise details of the project as per the old valuation report is tabulated below:-

Tower	Type of Flat	Super Area (sq. ft.)	No. of Dus
Tower-AS1	3 BHK + Utility	2,350	60
	3 BHK + Utility	2,475	30
	4 BHK + Utility	2,925	30
Tower-AS2	3 BHK	2,150	120
Tower-AS3	2 BHK	1,565	120
Tower-E	2 BHK	862	40
<b>Total</b>			<b>400</b>

As per the information provided in the old valuation report, the Non-FAR area like community center, club house, nursery schools, etc. are being developed by other developers and these areas are not being developed under “The Peaceful Homes”. As per the master site plan provided to us, a single area for



basement is mentioned for all the towers of all the projects together and there is no bifurcation of basement area between each project on this larger land parcel.

The Developer has obtained most of the preliminary necessary statutory approvals from different government agencies to develop this modern group housing society as per the old valuation report provided to us by the bank. This is a modern housing society being developed with all the basic & urban facilities and amenities.

As per the observations from site survey and information provided by the company, the subject project is completed & ready to move.

The location of the subject project is in a good developing Sector-70A, Gurgaon in which other group housing projects are also under development. Subject project is located 4 Km from Gurugram- Sohna road which is 60 mtr wide and more infrastructure developments are proposed in this area in future.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the progress assessment should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the progress assessment of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This is a Project Tie-up report and not a Valuation Report. Standard and norms of valuation is not applicable on this report. Wherever, the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the assessment for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

## 2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Near M3M Escala
ii.	Postal Address of the Project	"The Peaceful Homes", Sector-70A, Gurugram Manesar Urban Complex, Gurugram, Haryana
iii.	Independent access/ approach to the property	Clear independent access is available
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 28°22'59.8"N 77°01'05.0"E
v.	Description of adjoining property	Agricultural land & Other Residential Project nearby
vi.	Plot No. / Survey No.	Please refer to the copy of deeds
vii.	Village/ Zone	Sector-70A/ Residential
viii.	Sub registrar	Gurugram



ix.	District	Gurugram, Haryana		
x.	City Categorization	Metro City		Urban developing
	Type of Area	Majorly all nearby lands are used for Agriculture purpose and Residential Purpose		
xi.	Classification of the area/Society	Middle Class (Ordinary)		Urban developing
	Type of Area	Within developing Residential zone		
xii.	Characteristics of the locality	Good		Within urban developing zone
xiii.	Property location classification	Ordinary location within the locality	None	None
xiv.	Property Facing	South Facing		
xv.	<b>Details of the roads abutting the property</b>			
	a) Main Road Name & Width	Southern Peripheral Road		Approx. 107 ft.
	b)Front Road Name & width	Sector 70A Road		Approx. 40 ft.
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	3 Km		
xvi.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, the property is demarcated with boundary wall		
xvii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
xviii.	<b>Boundaries schedule of the Property</b>			
a)	Are Boundaries matched		Yes from the available documents	
b)	<b>Directions</b>	<b>As per Old Valuation Report</b>		<b>Actual found at Site</b>
	East	BPTP Luxe Group Housing Project		M3M Escala + Road
	West	M3M Escala + Road		AIPL Zen Residency
	North	BPTP Group Housing Project		Paras Irene
	South	Paras Irene + Road		Other's Land + Road

<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>			
i.	Planning Area/ Zone	DTCP Gurgaon Manesar Urban Complex FDP		
ii.	Master Plan currently in force	DTCP Gurgaon Manesar Urban Complex FDP - 2031		
iii.	Municipal limits	Gurugram Municipal Corporation		
iv.	Developmental controls/ Authority	Director of Town and Country Planning, Haryana		
v.	Zoning regulations	Residential		
vi.	Master Plan provisions related to property in terms of Land use	Residential Group Housing Society		
vii.	Any conversion of land use done	License has been granted for development of residential group housing society by the concerned authority		
viii.	Current activity done in the property	Group Housing Society		
ix.	Is property usage as per applicable zoning	Yes, used as residential as per zoning.		



x.	Any notification on change of zoning regulation	No
xi.	Street Notification	Residential
xii.	Status of Completion/ Occupational certificate	Occupation Certificate has been obtained
xiii.	Comment on unauthorized construction if any	No, as per visual observation
xiv.	Comment on Transferability of developmental rights	As per regulation of DTCP, Haryana
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	Vacant lands & Other Group Housing Societies
xvi.	Comment of Demolition proceedings if any	No information available to us
xvii.	Comment on Compounding/ Regularization proceedings	No information available to us
xviii.	Any information on encroachment	No
xix.	Is the area part of unauthorized area/ colony	No (As per general information available)

4. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	Occupational Certificate	License	None
ii.	Names of the Developer/Promoter	M/s. Haamid Real Estate Pvt. Ltd.		
iii.	Constitution of the Property	Free hold, complete transferable rights		
iv.	Agreement of easement if any	Not required		
v.	Notice of acquisition if any and area under acquisition	No, as per general information available in the public domain		
vi.	Notification of road widening if any and area under acquisition	No, as per general information available in the public domain		
vii.	Heritage restrictions, if any	No		
viii.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
ix.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No Information available to us. Bank to obtain details from the Developer	NA	
x.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No Information available to us. Bank to obtain details from the Developer	NA	
xi.	<b>Building plan sanction:</b>			
	a) Authority approving the plan	DTCP, Haryana		
	b) Name of the office of the Authority	Director, Town & Country Planning Haryana		
	c) Any violation from the approved Building Plan	No, as per visual observation		
xii.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No, not an agricultural property		
xiii.	Whether the property SARFAESI complaint	Yes		
xiv.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Tax name	---	
		Receipt number	---	



# PROJECT TIE-UP REPORT

## THE PEACEFUL HOMES

### SECTOR-70A, GURUGRAM

		Receipt in the name of	---
		Tax amount	---
xv.	Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us	
xvi.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
xvii.	Property or Tax Id No.	Not provided	
xviii.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No information provided to us	
xix.	Property presently occupied/ possessed by	The developer/promoter	
xx.	Title verification	To be done by the competent Advocate	
xxi.	Details of leases if any	Not applicable	

#### 5. ECONOMIC ASPECTS OF THE PROPERTY

i.	Reasonable letting value/ Expected market monthly rental	NA
ii.	a) Is property presently on rent	No
	b) Number of tenants	NA
	c) Since how long lease is in place	NA
	d) Status of tenancy right	NA
	e) Amount of monthly rent received	NA
iii.	Taxes and other outgoing	Owner/Developer Company to provide this information
iv.	Property Insurance details	Owner/Developer Company to provide this information
v.	Monthly maintenance charges payable	Owner/Developer Company to provide this information
vi.	Security charges, etc.	Owner/Developer Company to provide this information
vii.	Any other aspect	Owner/Developer Company to provide this information

#### 6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY

i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Urban Developing area
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

#### 7. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES

i.	Drainage arrangements	Yes
ii.	Water Treatment Plant	Yes to be developed for the complete larger integrated group housing project

**PROJECT TIE-UP REPORT**  
 THE PEACEFUL HOMES  
 SECTOR-70A, GURUGRAM

iii.	Power Supply arrangements		Permanent	Will be obtained as per required capacity by individual flat owners		
			Auxiliary	DG set will be installed		
iv.	HVAC system			No		
v.	Security provisions			Yes/ Private security guards		
vi.	Lift/ Elevators			Yes		
vii.	Compound wall/ Main Gate			Yes		
viii.	Whether gated society			Yes		
ix.	Car parking facilities			Yes		
x.	Ventilation			Yes		
xi.	Internal development					
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall	
	Yes	Yes	Yes	Yes	Yes/ 6' high 9" brick wall	

8.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Water Infrastructure availability in terms of:						
	a) Water Supply			Yes, by the Authority proposed			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes, will be done by the authority			
	b) Electricity			Yes, for construction and office purpose at present			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. are available in a radius of 4-5 Km.			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	1 km	7 km	2.5 km	7 km	16 km	12 km	27 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			It is a developing area and recreational facilities are planned to be developed nearby.			

<b>9.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>		
i.	Location attribute of the subject property		Average
ii.	Scarcity		Similar kind of properties are easily available on demand.
iii.	Market condition related to demand and supply of the kind of the subject property in the area		Good demand of such properties in the market.
iv.	Any New Development in surrounding area		Yes Many residential projects are proposed and some projects are in progress



v.	Any negativity/ defect/ disadvantages in the property/ location	No	NA
vi.	Any other aspect which has relevance on the value or marketability of the property	No	

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	RCC framed structure	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Good External - Good	
	c) Roof	<b>Floors/ Blocks</b> Four Towers/ G+12 to G+30 Floors	<b>Type of Roof</b> RCC
	d) Floor height	10 feet	
	e) Type of flooring	Ceramic Tiles, Wooden, Simple marble	
	f) Doors/ Windows	Aluminum flushed doors & windows & Wooden frame & panel doors	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Simple plastered walls	
	i) Interior decoration/ Special architectural or decorative feature	Good looking interiors. Medium use of interior decoration.	
	j) Class of electrical fittings	Internal/ Normal quality fittings	
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
iv.	Maintenance issues	No maintenance issue, structure is maintained properly	
v.	Age of building/ Year of construction	Approx. 03 year	Year 2020
vi.	Total life of the structure/ Remaining life expected	Approx. 60-65 years	Approx. 60-65 years
vii.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
viii.	Protection against natural disasters viz. earthquakes etc.	All the structures are assumed to be designed for seismic consideration for Zone IV	
ix.	Visible damage in the building if any	None	
x.	System of air conditioning	Not applicable	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Building plans are approved by the development authority	
	a) Is Building as per approved Map	Yes as per the visual observation	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the	<input type="checkbox"/> Permissible Alterations	NA
		<input type="checkbox"/> Not permitted alteration	NA

	structure from the original approved plan		
	c) Is this being regularized	No information provided	

<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>		
i.	Use of environment friendly building materials like fly ash brick, other green building techniques if any	No information available to us	
ii.	Provision of rainwater harvesting	No	
iii.	Use of solar heating and lighting systems, etc.	No information available to us	
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, normal vehicle & Construction pollution are present in atmosphere	

<b>12.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>		
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern structure	

<b>13.</b>	<b>PROJECT DETAILS:</b>		
a.	Name of the Developer	M/s. Haamid Real Estate Pvt. Ltd.	
b.	Developer market reputation	Mid scale builder with successful track record of Project deliveries.	
c.	Name of the Architect	M/s. Design Plus Architecture	
d.	Architect Market Reputation	Mid scale Architect with successful track record of Project deliveries.	
e.	Proposed completion date of the Project	Completed & ready to move	
f.	Progress of the Project	Completed & ready to move and occupation certificate issued by the concerned authority.	
g.	Other Salient Features of the Project	<input checked="" type="checkbox"/> High end modern apartment, <input type="checkbox"/> Ordinary Apartments, <input type="checkbox"/> Affordable housing, <input checked="" type="checkbox"/> Club, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Play Area, <input type="checkbox"/> Walking Trails, <input checked="" type="checkbox"/> Gymnasium, <input type="checkbox"/> Convenient Shopping, <input checked="" type="checkbox"/> Parks, <input type="checkbox"/> Multiple Parks, <input type="checkbox"/> Kids Play Area	
h.	Project Current Status	Completed and possession in progress.	





**PART D**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Total Licensed Area of Site		11,2137.45 m <sup>2</sup> (27.71 Acres)		
2.	Total Land Area under "The Peaceful Homes"		33,912.37 m <sup>2</sup> (8.38 Acres)		
3.	Ground Coverage Area	Proposed	2,814.639 m <sup>2</sup> (8.29%)		
		Permissible	11,869.32 m <sup>2</sup> (35%)		
4.	Covered Area	UNDER FAR		Proposed	Present Status  Project is completed and ready to move
		Tower-AS1		21,480.803 m <sup>2</sup>	
		Tower-AS2		18,197.272 m <sup>2</sup>	
		Tower-AS3		13,921.280 m <sup>2</sup>	
		EWS Block (Including Community Building Area, G+1 Floors)		1574.60 m <sup>2</sup>	
		TOTAL	Proposed	56,831.66 m <sup>2</sup> (6,11,730.30 ft. <sup>2</sup> )	
			Permissible	59,346.6475 m <sup>2</sup>	
			OC Obtained	55,261.90 m <sup>2</sup>	
		UNDER NON FAR			
		Basement -1		24,550.132 m <sup>2</sup>	Project is completed and ready to move
		Mumty & Machine Rooms		281.536 m <sup>2</sup>	
		TOTAL	Proposed	3,096.175 m <sup>2</sup> (33,326.918 ft. <sup>2</sup> )	
			Permissible	NA	
			OC Obtained	29,365.63 m <sup>2</sup>	
GRAND TOTAL	Proposed	59,927.835 m <sup>2</sup> (6,45,057.22 ft. <sup>2</sup> )			
	Permissible	NA			
	OC Obtained	84,627.53 m <sup>2</sup>			
5.	Open/ Green Area	Proposed	NA		
		Minimum Required	NA		
6.	Density	Proposed	NA		
		Permissible	NA		
7.	Plinth/ Built-up Area (As per IS 3861-1966)		84,627.53 m <sup>2</sup> (FAR + NON FAR – As per OC)		
8.	Carpet Area		NA		
9.	Net Floor Area		NA		
10.	Super Area		NA		
11.	Shed Area		NA		
12.	Salable Area		NA		



Total Blocks/ Floors/ Flats				
	Approved as per Building Plan		Actually provided	
1.	Tower AS1: G+30 Floors= 120 DU		Tower AS1: G+30 Floors= 120 DU	
	Tower AS2: G+30 Floors= 120 DU		Tower AS2: G+30 Floors= 120 DU	
	Tower AS3: G+30 Floors= 120 DU		Tower AS3: G+30 Floors= 120 DU	
	EWS Block: G+7 Floors= 64 DU		EWS Block: G+7 Floors= 64 DU	
2.	Total no. of Flats/ Units	Main Units : 401 DUs	400 DUs	
		Main Units for OC obtained	360 Dus and 64 EWS	
3.	Type of Flats		Type of Flat	Tower
			Carpet Area (Sq. ft.)	
4.	Number of Car Parking available		Refer to the table attached below	
			Required	No information available for this project separately
			Basement-1	No information available for this project separately
			Basement-2	No information available for this project separately

Tower	No. of DUs Sanctioned	No. of DUs Constructed	FAR Achieved Area in sq. mtr.
Tower-AS1	120	120	21,510.08
Tower-AS2	120	120	18,229.38
Tower-AS3	120	120	13,947.84
EWS Block	120	64	1,574.60
<b>Total</b>	<b>480</b>	<b>424</b>	<b>55,261.90</b>

**Note:**

- Area measurements considered in the report pertaining to Land & Building is adopted from relevant approved documents only.
- Area of the large land parcels of more than 2500 sq. mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
- Drawing Map, design & detailed estimation of the property/ building is out of scope of our services.





**PART E**

**PROJECT APPROVAL DETAILS**

S. No.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Form LC-V – Formal Grant of License for setting up group housing from DTCP (Hr. Govt.)	License No. 16 of 2009 Dated:- 29/05/2009 Renewal Dated:- 24/09/2019  Additional License No. 73 of 2013 Dated: 30/07/2013	Approved
2.	BR-III – Approval of Building Plan from DTCP (HR Govt.)	Memo No. ZP-545/AD(RA)/2014/22820 Dated:- 18/09/2014 Revised (for tower-E) Memo No. ZP-545-Vol-II/AD(RA)/2018/2455 Dated:- 25/01/2019	Approved
3.	Approved Revised Building Plan from DTCP Haryana	Letter No. SE(HQ)/160790 Dated: 9/08/2018	Approved
4.	NOC for Height Clearance from Airport Authority of India	Memo. No. AAI/NOC/2009/451/887-889 Dated: 23/04/2010	Approved
5.	NOC from Pollution control Board	Memo No. HSPCB/Consent/2821214GUSOCTE816976 Dated: 23/04/2010	Approved
6.	Environmental clearance NOC from SEIAA	Memo No. SEIAA/HR/2013/627 Dated: 04/09/2013	Approved
7.	NOC from Forest Department	---	Approved
8.	Clarification regarding applicability of forest laws	---	Not Provided
9.	Provisional NOC from Fire Authority, Gurgaon	Memo No. FS/2019/82 Dated:15/04/2019	Preliminary approval obtained
10.	RERA Registration Certificate	RERA No. HRERA 63 of 2019 Dated : 22/10/2019	Approved
11.	Occupation Certificate	Memo No. ZP-545-Vol-II/SD(DK)/2019/26539 Dated: 29/10/2019	
12.	Structural Stability Certificate	----	Not Provided

**OBSERVATIONS:** - Project meets preliminary necessary compliance statutory approvals as per the old valuation report provided to us by the bank and occupation certificate is also obtained for the same..

**PART F**

**PROCEDURE OF ASSESSMENT**

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Assessment	Date of Report
		27 April 2023	2 May 2023	2 May 2023
ii.	Client	State Bank of India, HLST, Gurugram		
iii.	Intended User	State Bank of India, HLST, Gurugram		
iv.	Intended Use	To know the general idea on the pricing assessment trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Report	For Project Tie-up for individual Flat Financing		
vi.	Scope of the Assessment	Non-binding opinion on the pricing assessment of the project and ascertaining the construction status of the project for which the bank has asked us to do a Project Tie-up report		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input checked="" type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		

2.	ASSESSMENT FACTORS			
i.	Nature of the Report	Project Tie-up		
ii.	Type of Valuation (for Project Tie up Purpose)	Primary Basis	Market Price Assessment & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
iii.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
iv.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Assessment
		Group Housing Society	Group Housing Society	Group Housing Society

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v.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However, Legal aspects of the property of any nature are out-of-scope of the Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
vi.	Land Physical Factors	Shape		Size	
		Irregular		Large	
vii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Good	Ordinary location within the locality	Not Applicable
		Urban developing	Within developing Residential zone	Road Facing	
		Property Facing			
		South Facing			
viii.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
ix.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
x.	Neighbourhood amenities	Good			
xi.	Any New Development in surrounding area	Yes, Many residential projects are proposed and some projects are in progress			
xii.	Any specific advantage/ drawback in the property	No			
xiii.	Property overall usability/ utility Factor	Restricted to a particular use i.e., Group housing (Residential) purpose only.			
xiv.	Do property has any	None. The property can only be used for residential purpose.			



	alternate use?			
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, it is demarcated by boundary wall		
xvi.	Is the property merged or colluded with any other property	No Comments: ---		
xvii.	Is independent access available to the property	Clear independent access is available		
xviii.	Is property clearly possessable upon sale	Yes		
xix.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xx.	Hypothetical Sale transaction method assumed for the computation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Approach & Method Used	GROUP HOUSING RESIDENTIAL PROJECT		
		Approach for assessment	Method of assessment	
		Market Approach	Market Comparable Sales Method	
xxii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiii.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	i.	Name:	Mr. Parvej
			Contact No.:	+91 98730 15378
			Nature of reference:	Property Consultant
			Size of the Property:	Similar to the subject property
			Location:	Subject Project
			Rates/ Price informed:	Rs.10,000/- to 11,000/- per sq. ft.
			Any other details/ Discussion held:	2 BHK dwelling units available for resale
		ii.	Name:	Mr. Anand
			Contact No.:	+91 81683 90282
			Nature of reference:	Property Consultant
			Size of the Property:	Similar to the subject property
			Location:	Subject Project
			Rates/ Price informed:	Rs.9,500/- to 10,500/- per sq. ft.
			Any other details/ Discussion held:	2 BHK dwelling units available for resale
		iii.	Name:	NA
			Contact No.:	NA
			Nature of reference:	NA
			Size of the Property:	NA
			Location:	NA



		Rates/ Price informed:	NA
		Any other details/ Discussion held:	NA
xxiv.	<b>Adopted Rates Justification</b>	<p>We have not adopted any Market rate for calculation of Land Value since this is only a tie up report and not a project valuation report therefore as such the value of land is immaterial.</p> <p>As per the information available in public domain the prevailing resale market rate in this sector is between Rs.9,500/- to 11,000/- per sq. ft. on super built-up area. Taking into consideration all the factors like size of the land and demand of flat in this sector the same has been found to be fair and reasonable.</p>	
xxv.	<b>Other Market Factors</b>		
	Current Market condition	Normal	
		<b>Remarks:</b> NA	
		<b>Adjustments (-/+):</b> 0%	
	Comment on Property Salability Outlook	Easily sellable	
		<b>Adjustments (-/+):</b> 0%	
	Comment on Demand & Supply in the Market	<b>Demand</b>	<b>Supply</b>
		Good	Adequately available
		<b>Remarks:</b> Good demand of such properties in the market	
		<b>Adjustments (-/+):</b> 0%	
xxvi.	Any other special consideration	<b>Reason:</b> NA	
		<b>Adjustments (-/+):</b> 0%	
xxvii.	Any other aspect which has relevance on the value or marketability of the property	NA	
		<b>Adjustments (-/+):</b> 0%	
xxviii.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs.9,500/- per sq. ft. to Rs.11,000/- per sq. ft.</b>	
xxix.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.	
i.	<b>Basis of computation &amp; working</b>		
	a.	Assessment of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.	
	b.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.	
	c.	For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the	



similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.

- d. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- e. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, price assessment metrics is prepared and necessary adjustments are made on the subject asset.
- f. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- g. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- h. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- i. Area measurements considered Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- j. Verification of the area measurement of the property is done based on sample random checking only.
- k. Area of the large land parcels of more than 2500 sq. mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the services.
- m. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- n. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- o. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- p. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Report.
- q. Project tie-up report is prepared based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general



	assessment and is neither investigative in nature nor an audit activity.
r.	Project tie up is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.
ii.	<b>ASSUMPTIONS</b>
a.	Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
b.	Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
c.	The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
d.	It is assumed that the concerned Lender/ Financial Institution has asked for the Project Tie up report of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Project Tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
e.	Payment condition during transaction in the Project tie up report has been considered on all cash bases which includes both formal & informal payment components as per market trend.
f.	Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
g.	This Project tie up report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.
iii.	<b>SPECIAL ASSUMPTIONS</b>
	None
iv.	<b>LIMITATIONS</b>
	None

  
 Saurabh

## PROJECT TIE-UP REPORT

THE PEACEFUL HOMES  
SECTOR-70A, GURUGRAM

3.	PRICE ASSESSMENT OF LAND		
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	4 x Rs.2,30,00,000/- per acre (As per government norm- for the Residence Group Housing, the land is four times of the Agricultural land)	NA
b.	Deduction on Market Rate	NA	NA
c.	Rate adopted considering all characteristics of the property	Rs.9,20,00,000/- per acre	NA
d.	Total Land Area/FAR Area considered (documents vs site survey whichever is less)	33,912.37 m <sup>2</sup> / 8.38 Acres	33,912.37 m <sup>2</sup> / 8.38 Acres
e.	Total Value of land (A)	8.38 acres x Rs.9,20,00,000/- per acre Rs.77,09,60,000/-	Rs.106.3291 Cr. (As per RERA Form REP-I Part - C)

**Note:**

This is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value of the land has been given only for reference purpose.

Also, since this is Licensed land for group housing, on which the developer has proposed to start selling the flat which includes the proportionate land portion also in each flat sale and the buyer rights on the land has been created, the same shall be considered in the FMV arrived by us.

4.	PRICE ASSESSMENT OF BUILDING CONSTRUCTION			
S. No.	Particulars		Expected Building Construction Value	
			FAR	NON-FAR
	Building Construction Value	Rate range	Rs.1,200/- to 1,700/-per sq.ft.	Rs.1,000/- to 1,500/-per sq.ft.
		Rate adopted	Rs.1,600/-per sq.ft.	Rs.1,250/-per sq.ft.
		Built-up Area	55,261.90 m <sup>2</sup> (5,94,839 ft. <sup>2</sup> )	29,365.63 m <sup>2</sup> (3,16,092 ft. <sup>2</sup> )
		Pricing Calculation	Rs.1,600/-per sq.ft. X 5,94,839 ft. <sup>2</sup>	Rs.1,250/-per sq.ft. X 3,16,092 ft. <sup>2</sup>
		Total Value	Rs. 95,17,42,547/-	Rs.39,51,14,552/-
a.	Depreciation percentage (Assuming salvage value % per year)	NA (Above replacement rate is calculated after deducting the prescribed depreciation)		
b.	Age Factor	NA		
c.	Structure Type/ Condition	RCC framed structure (Proposed)/ Yet to be Constructed		
d.	Construction Depreciated Replacement Value (B)	Rs.134,68,57,098/-		

5.	PRICE ASSESSMENT OF ADDITIONAL BUILDING & SITE AESTHETIC WORKS		
S.No.	Particulars	Specifications	Expected Construction Value
a.	Add extra for Architectural aesthetic developments, improvements	----	

*[Handwritten Signature]*  
*[Circular Stamp: Valuation & Technical Engineering Consultants (P) Ltd.]*



	(Add lump sum cost)		
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	Rs.5,00,00,000/-
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	Rs.8,00,00,000/-
d.	Add extra for internal & external development and other facilities (Internal roads, Landscaping, Pavements, Street lights, Park Area, External area landscaping, Land development, Approach Road, Play Area, etc.)	----	Rs.5,00,00,000/-
e.	<b>Expected Construction Value (C)</b>	<b>NA</b>	<b>Rs.18,00,00,000/-</b>

**6. MARKET/ SALABLE VALUE OF THE FLATS**

Tower	Type of Flat	Super Area (sq. ft.)	No. of DUs	Total Super Area (sq. ft.)	Sale Price @9,500/- per sq. ft. (in Rs. Cr.)	Sale Price @11,000/- per sq. ft. (in Rs. Cr.)
Tower-AS1	3 BHK + Utility	2,350	60	1,41,000	133.95	155.10
	3 BHK + Utility	2,475	30	74,250	70.54	81.68
	4 BHK + Utility	2,925	30	87,750	83.36	96.53
Tower-AS2	3 BHK	2,150	120	2,58,000	245.10	283.80
Tower-AS3	2 BHK	1,565	120	1,87,800	178.41	206.58
EWS Block	2 BHK	862	64	--	--	--
<b>Total</b>			<b>360</b>	<b>7,48,800</b>	<b>711.36</b>	<b>823.69</b>

**Remarks:**

- The value of the Flats is varying from floor to floor and direction to direction as per information gathered from the public domain & dealers of that area, and it is found that flat rates vary from Rs.9,500/- per sq. ft. to Rs.11,000/- per sq. ft. on Super area for the Project and the same seems to be reasonable in our view.
- Pricing assessment of the inventory is done based on the prospective number of flats which builder intends to create in this Project as provided by the builder/ Old Valuation Report

**Note:** Normally, apart from the Basic Sale Price mentioned in the Agreement to Sale, a onetime cost of additional amenities & other costs related to the property which are permanent in nature and add up to the realizable value of security/property (viz. Township Corpus Fund, One Time Maintenance fund/deposit/corpus, Development Charges, Premium for insurance of Mortgaged Property, Electrical Fittings, One Time Generator Charges, Club House Membership Charges, Electricity/Water/Sewerage Board one time charges/deposits, cost of rooftop Solar Photo Voltaic System) are charged. Now GST will be added as part of Project Cost for assessing the loan amount in lieu of VAT, Service Tax, etc. However, Stamp Duty, Registration Charges and other documentation Charges, which are not realizable in nature will not be included in the value of the property/agreement to sale for arriving at the loan eligibility.



7. CONSOLIDATED PRICE ASSESSMENT OF THE ASSET			
Sr. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value (As per RERA Form REP-I Part - C)
a.	Land Value (A)	Rs.77.10 Cr.	Rs.106.3291 Cr.
b.	Structure Construction Value (B)	NA	Rs.134.69 Cr.
c.	Additional Aesthetic Works Value (C)	NA	Rs.18.00 Cr.
d.	Total Add (A+B+C+D)	Rs.77.10 Cr.	Rs. 259.01 Cr.
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	---
	Details/ Justification	---	---
g.	Total Indicative & Estimated Prospective Fair Market Value	Rs.77.10 Cr.	Rs.259.01 Cr.
h.	Rounded Off	Rs.77.10 Cr.	Rs.259.00 Cr.
i.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Two Hundred and Fifty Nine Crores Only/-
j.	Expected Realizable Value (@ ~15% less)	---	Rs.220.15 Cr.
k.	Expected Distress Sale Value (@ ~25% less)	---	Rs.194.25 Cr.
l.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	a. The subject property is a Group Housing Project.		
	b. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	c. This Project tie up report has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		

*[Handwritten signature and stamp of R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.]*



- d. This is only a tie up report and not a project valuation report therefore as such the value of land is immaterial. Value of the land has been given only for the reference purpose.
- e. This is a Project Tie-up report and not a Valuation Report. Standard and norms of valuation is not applicable on this report. Wherever the term of valuation or anything related to it is mentioned in the report is only for illustration purpose in relation to pricing assessment and should not be construed as pure valuation assignment or for any other purpose. The main scope focused in this report is Project status.
- f. This Project Tie-up is done for the property found on as is where is basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- g. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- h. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- i. The pricing assessment of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- j. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- k. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- l. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

**o. IMPORTANT KEY DEFINITIONS**

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert

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opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Report.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time



for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Costs, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

p. **Enclosures with the Report:**

- Enclosure I: Screenshot of the price trend references of the similar related properties available on public domain
- Enclosure II: Google Map Location
- Enclosure III: Photographs of the property
- Enclosure IV: Copy of Circle Guideline Rate
- Enclosure V: Other Relevant Documents/Articles taken for reference
- Enclosure VI: Consultant's Remarks



### IMPORTANT NOTES

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.




**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

### IF REPORT IS USED FOR BANK/ FIs

**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.


**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**

**Terms of Services & Consultant's Important Remarks are available at  
[www.rkassociates.org](http://www.rkassociates.org) for reference.**


SURVEY ANALYST	ENGINEERING ANALYST	REVIEWER
Sachin Pandey	Adil Afaq	Ashish Sawe
		



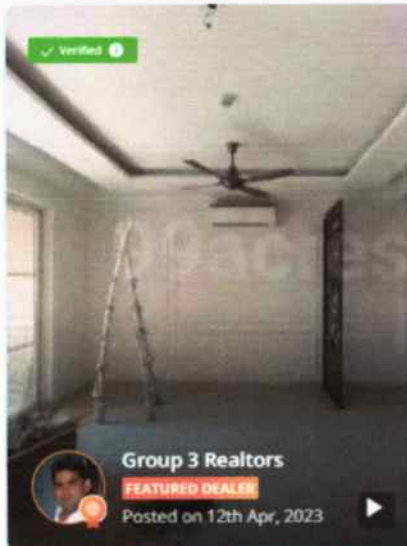
## ENCLOSURE 1: PRICE TREND REFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN



3 BHK Apartment in Sector 70A Gurgaon  
**AIPL The Peaceful Homes** 4.2 ★  
 11 Places nearby 1 Shopping 2 Connectivities 2 Educations  
**₹ 2.3 Cr** 2,150 sq.ft. 3 BHK  
 ₹ 10,697/sq.ft. 1000 sq.m. Super Built-up Area 3 Baths  
 AiPL the peaceful homes in sector 70a, golf course extension road F... more  
 20TH FLOOR OVERLOOKING PARK/GARDEN  
 Posted on 15th Mar, 2023 by RERA Registered Dealer  
**DVP Realtors** View Phone Number Contact Dealer



2 BHK Apartment in Sector 70A Gurgaon  
**AIPL The Peaceful Homes** 4.2 ★  
 11 Places nearby 1 Shopping 2 Connectivities 2 Educations  
**₹ 1.5 Cr** 1,565 sq.ft. 2 BHK  
 ₹ 9,584/sq.ft. 1565 sq.m. Super Built-up Area 2 Baths  
 AiPL https://aipl.com the-peaceful-hom... Buy ready to move 2/3 b... more  
 8TH FLOOR OVERLOOKING PARK/GARDEN  
 Posted on 15th Mar, 2023 by RERA Registered Dealer  
**DVP Realtors** View Phone Number Contact Dealer



3 BHK Apartment in Sector 70A Gurgaon  
**AIPL The Peaceful Homes** 4.2 ★  
 11 Places nearby 1 Shopping 2 Connectivities 2 Educations  
**₹ 2.45 Cr** 2,150 sq.ft. 3 BHK  
 ₹ 11,395/sq.ft. 1000 sq.m. Super Built-up Area 3 Baths  
 ✓ North-East Facing ✓ Private Garden ✓ Park Hospital Within 500m ✓ R...  
 This 3 bhk apartment is available for sale in aiPL the peaceful ho... more  
 25TH FLOOR OVERLOOKING PARK/GARDEN POWER BACK UP  
**Group 3 Realtors**  
 FEATURED DEALER  
 Posted on 12th Apr, 2023 View Phone Number Contact Dealer

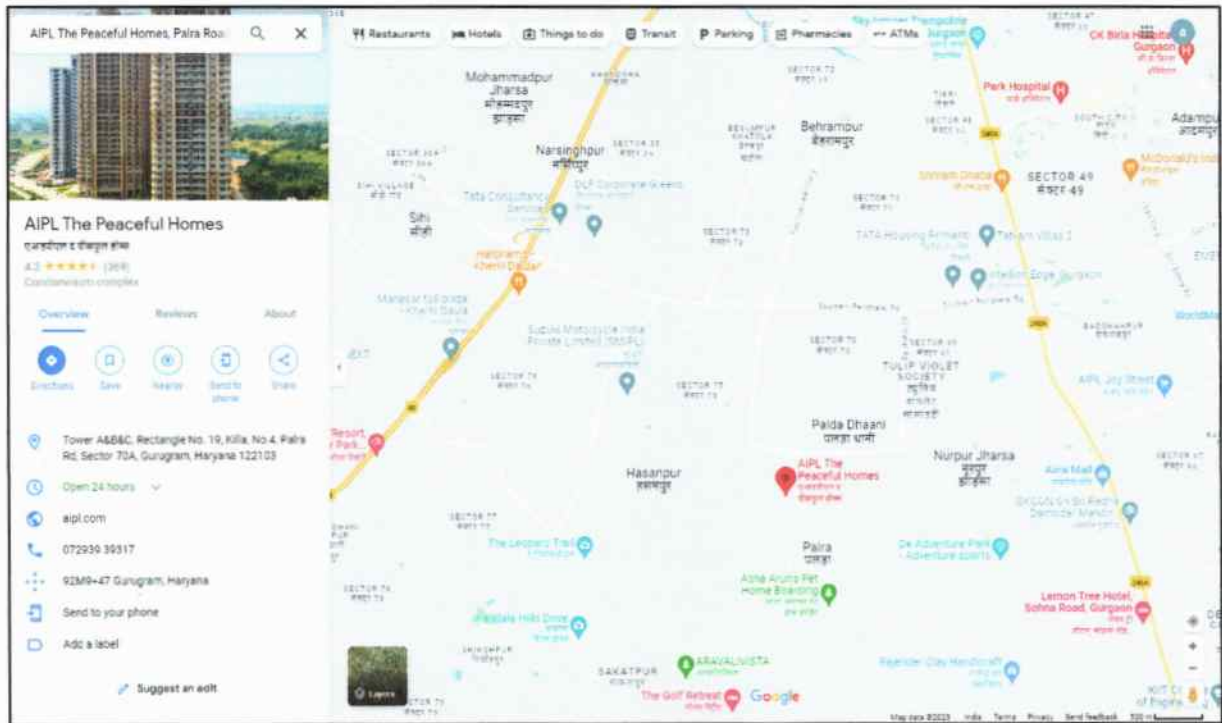


# PROJECT TIE-UP REPORT

## THE PEACEFUL HOMES

### SECTOR-70A, GURUGRAM

## ENCLOSURE 2: GOOGLE MAP LOCATION



*Signature*

*Signature*



**ENCLOSURE 3: PHOTOGRAPHS OF THE PROPERTY**




*Signature*  
 R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.  
 27/4/2023





**ENCLOSURE 5: OTHER RELEVANT DOCUMENT**

**DOCUMENT 1: RERA CERTIFICATE**



**HARERA GURUGRAM**

**CONDITIONS OF REGISTRATION**

The registration is granted subject to the following conditions namely:-

- (i) The promoter shall submit (removal of license 73 of 2013 within a period of 1 month from issuance of this certificate otherwise penal proceedings may initiated).
- (ii) The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017.
- (iii) The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association or allottees or competent authority, as the case may be, as provided under section 17 of the Act.
- (iv) The promoter shall convey, allow usage of common areas as per Rule 2(135) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
- (v) The promoter shall deposit security amount of the amount realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land and to be used only for that purpose as per sub clause (b) of clause (1) of sub-section (2) of section 4.
- (vi) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State.
- (vii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (viii) The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time. Additional terms and conditions given at the end of the attached brief and if any discrepancy same may be decided within three months.

**VALIDITY OF REGISTRATION**

The registration of this project shall be valid for the period commencing from 22<sup>nd</sup> October, 2019 and ending with 31<sup>st</sup> December, 2019 unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

**REVOCATION OF REGISTRATION**

If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

FORM REP OF 19th Oct 2019

**HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM**

**HARERA GURUGRAM**

**REGISTRATION NO. 63 OF 2019**

<b>RC/REP/HARERA/GGM/369/101/2019/63</b>	<b>Date: 22-10-2019</b>
<b>UNIQUE NO. GENERATED ONLINE</b>	<b>RERA GRG PROJ 3 2018</b>

**REGISTRATION CERTIFICATE**  
**REAL ESTATE PROJECT**  
**THE PEACEFUL HOMES**

This registration is granted under section 3 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number as mentioned above.

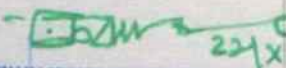
PARTICULARS OF THE NEW PROJECT		
S.N.	Particular	Detail
1	Name of the project	THE PEACEFUL HOMES
2	Location	Sector 70A, Gurugram
3	Total licensed area of the project	27.7163 Acres
4	Area of project for registration	8.48 Acres
5	Nature of the project	Group Housing
6	Total FAR of the project	50297.3 sqmts
7	Number of Towers	1
8	Number of Units	360

NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1	Promoter 1/License holder	M/s Haamid Real Estates Pvt. Ltd.

PARTICULARS OF THE PROMOTER 1 / DEVELOPER		
S.N.	Particular	Detail
1	Name	M/s Haamid Real Estates Pvt. Ltd.
2	Registered Address	232B, Fourth Floor, Oldha Industrial Estate, Phase III, New Delhi - 110020
3	Corporate Office Address	The Masterpiece, Ground Floor, Sector-54, Golf Course Road, Gurugram - 122002
4	Local Address	The Masterpiece, Ground Floor, Sector-54, Golf Course Road, Gurugram - 122002
5	CIN	U45201DL2006PTC147917
6	PAN	AABCH0898P
7	Status	Active
8	Mobile No.	9910693987
9	Landline No.	01246633333
10	Email-Id	Rera-haryana@api.com
11	Authorized Signatory	Mr. Bala Krishna Pandey

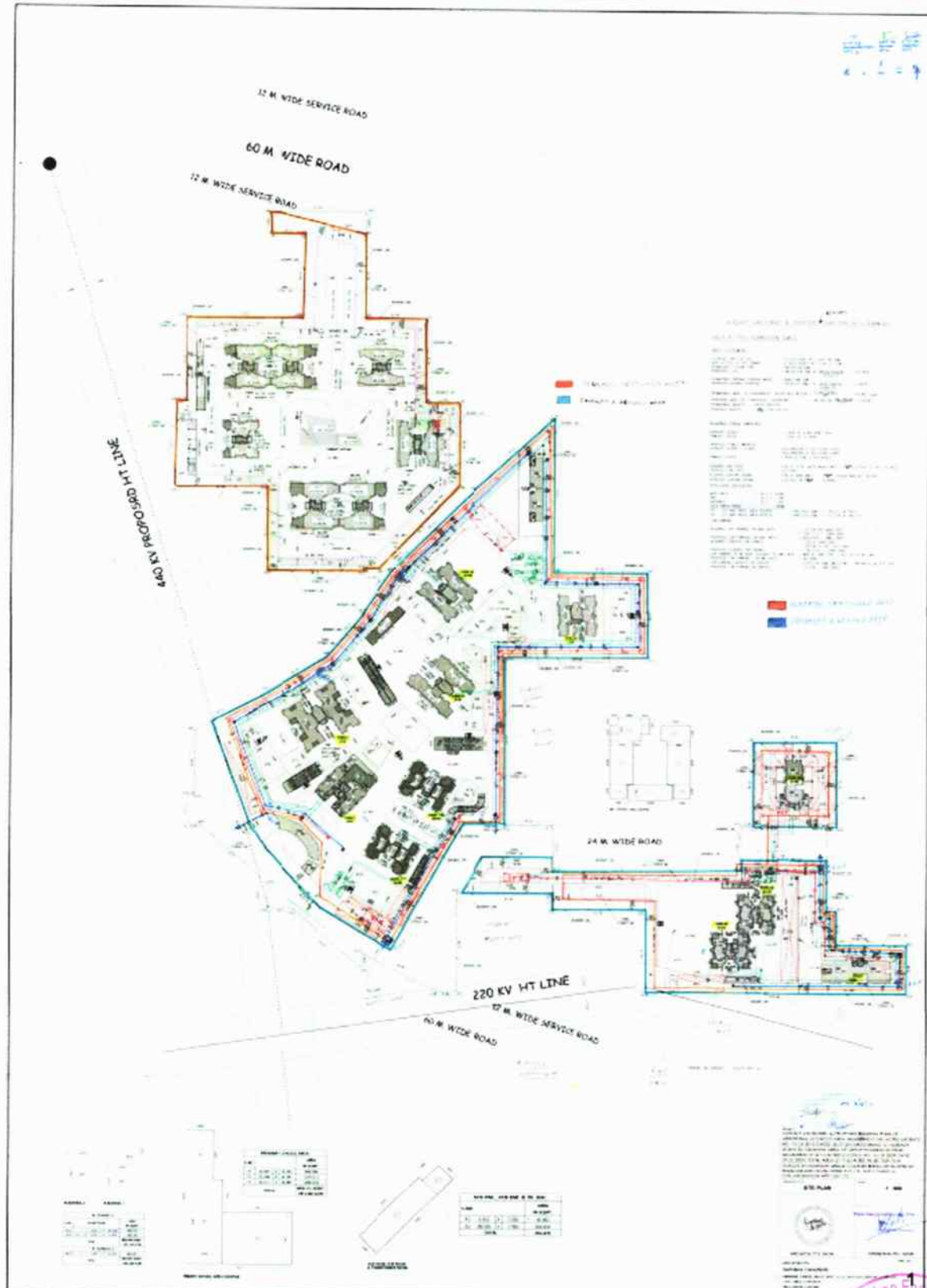
This registration certificate is based on the information supplied by the promoter and an authenticated brief and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

**Dated:** 22.10.2019  
**Place:** Gurugram



**DR. KRISHANA KUMAR KHANDELWAL, IAS (R)**  
 CHAIRMAN  
 HARYANA REAL ESTATE REGULATORY AUTHORITY  
 GURUGRAM  
 (Dr. K.K. Khandelwal)  
 Chairman  
 Haryana Real Estate Regulatory Authority  
 Gurugram

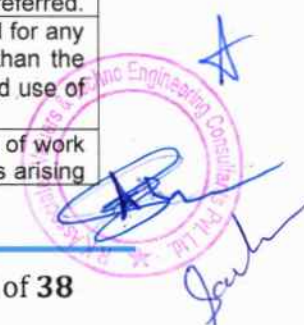
**DOCUMENT 2: Layout Plan**





## ENCLOSURE 6: CONSULTANT'S REMARKS

1.	This Tie up report is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the Project tie up report of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the tie up report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the preparation of this tie up report, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the tie up report services and same has not been done in this report unless otherwise stated.
6.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
7.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the tie up report. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
8.	We have relied on the data from third party, external sources & information available on public domain to conclude this tie up report. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
9.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
10.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
11.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
12.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising





## PROJECT TIE-UP REPORT

THE PEACEFUL HOMES  
SECTOR-70A, GURUGRAM

	out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
13.	This report is having limited scope as per its fields & format to <u>provide only the general basic idea of the value of the property prevailing in the market</u> based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as <u>free market transaction</u> .
14.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of project pricing, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated price based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This tie up report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This tie up report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this tie up report can only be regarded as relevant as at the reported date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Cost assessment of the same asset/ property can fetch different values under different circumstances & situations. For eg. Cost assessment of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Tie up report has been prepared for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which the report is prepared. It is requested from the Bank to cross check from their own records/ information if this is the same property for which tie up has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment



## PROJECT TIE-UP REPORT

THE PEACEFUL HOMES  
SECTOR-70A, GURUGRAM

	issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Project Tie up report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the report.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Project tie up services.
29.	Cost assessment is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Project tie up report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our pricing analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This cost assessment is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the V-L10 (Project Tie Up format) _V_10.2_2022 Tie up format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission



## PROJECT TIE-UP REPORT

THE PEACEFUL HOMES  
SECTOR-70A, GURUGRAM

	for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Project tie up report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.